

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 1, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Kimenker
Alternates Present: Brewer
Absent: Somers, Levenson, Everett
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Brewer for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Kimenker seconded by Moriarty, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-06 – 277 Noank Road; Michael & Wendy Hille, owners/applicants; Replace front steps. PIN #261805284356

Wendy Hille, owner of 277 Noank Road, presented to the Commission to discuss replacing front steps on her home. The proposal is to use framed walls and tie them into the existing porch. The decking will be Ipe and a horizontal ship-lap design will be used for the framing. The cement steps near the road that were previously discussed are not part of this application.

The following exhibits were presented:

- Photographs
- Detail sketch
- Materials list

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:10 p.m.

HDC 14-07 – 137 Noank Road; Laurence & Nancy Potter, owners/applicants; Brick steps. PIN #261806391664

Larry Potter, owner of 137 Noank Road, presented to the Commission regarding replacing existing patio bricks with reclaimed bricks. While replacing the patio bricks he also wishes to add the bricks to the front face of the cinderblock steps and possibly the front face of the risers on the lower steps.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:14 p.m.

HDC 14-08 – 36 West Main Street; Jerome Properties I LLC, owner; Allyson Paquette, applicant; Signage. PIN #261918319084

Allyson and Douglas Paquette, owners of Douglas Paquette Accessories, presented to the Commission regarding a hanging sign for their store, which has a physical address of 40 West Main Street. The sign is wood frame on foam-core with a smooth surface that is painted. The existing brackets will be used for mounting.

The following exhibits were presented:

- Photograph

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:18 p.m.

HDC 14-09 – 0 West Main Street; Town of Groton, owner; James Roy, applicant; Statue. PIN #261918305896 E

James Roy, of 233 River Road, presented to the Commission regarding the statue of runner Jim Kelly and his dog that is planned for display at the Bank Street Corner parklet. The address of the parklet is 0 West Main Street and it is owned by the Town of Groton. The applicant presented the particulars relative to size and location for the Commission. A boulder will also be moved into the parklet for display of a bronze plaque.

The following exhibits were presented:

- Statue specifications
- Photographs
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:24 p.m.

HDC 14-10 – 27 Gravel Street; Michael Sarasin, owner/applicant; Covered entryway and siding. PIN #261918422097

Michael Sarasin, owner of 27 Gravel Street, appeared before the Commission regarding his application. He requested the withdrawal of the portion of the application for a covered entryway over the front door. He presented a proposal for replacing the existing clapboard siding that will not hold paint. He plans to remove the siding and replace it with HardiePlank with 4" exposure to match the existing. Three sides of the house – the Gravel Street side and north and south sides under the gables – will be resided.

The following exhibits were presented:

- Photographs
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:31 p.m.

HDC 14-11 – 12 Bank Street; Rita Schmidt, owner; Joseph Wylo-Chirico, applicant; Install solar panels. PIN #261918316244

A representative of Roof Diagnostics Solar presented to the Commission on behalf of Rita Schmidt who is the owner of 12 Bank Street. The applicant is proposing to install 27 PV solar panels on the southern face of the roof which is the right side of the house from the street. The Commission was concerned about the lack of details presented and suggested the application continue. Photographs from the street as well as from different viewpoints, materials being used, size of the panels, etc. were requested for the next meeting.

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:36 p.m.

The public hearing portion of the meeting was closed at 7:37 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-06 – 277 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1924

HDC 14-07 – 137 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1925

HDC 14-08 – 36 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1926

HDC 14-09 – 0 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1927

HDC 14-10 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1928

HDC 14-11 – 12 Bank Street

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Moriarty seconded by Kimenker, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Janet Nelson, owner of 28 Water Street, appeared before the Commission regarding the addition of a deck with a pergola on the back of her home. The applicant is also proposing to increase the height of an existing privacy fence to match the height of the deck. Additionally, she would like to install a small shed for trash.

Chris Helal, owner of 18 Elm Street, appeared before the Commission to propose removing three small sheds from his property, including a playhouse. He is then planning to add a new shed with wooden siding painted to match the house. He will need an approval for the removal of the sheds and an approval for the new shed.

Architect Robert Mercer appeared before the Commission regarding 105 River Road which is the former Biddle house. He is proposing the addition of a master bedroom. The plan is to add a floor on top with outside walls that are 6'9". The roof will spring from there. It will be hard to see from the street front but it will be seen from Starr Street. An addition was done during the 1960's or 1970's and this is the area that is being renovated. Windows will be added but will match the existing ones. The addition will have materials that match the existing house. Steps and a 3' walkway will be removed. New steps, a retaining wall and landscaping will be approved under a separate application. The Commission requested an as-is (existing) sketch to go along with the proposed sketch for public hearing.

IV. PUBLIC COMMUNICATIONS – None

Staff noted receipt of an invitation to the Connecticut Trust for Historic Preservation's Connecticut Preservation Awards of Merit presentations on April 9, 2014 in Hartford.

V. APPROVAL OF THE MINUTES OF March 18, 2014

MOTION: To approve the minutes of March 18, 2014.

Motion made by Kimenker, seconded by Brewer, so voted unanimously.

VI. OLD BUSINESS

Brady stated he has talked to the owner of the house located at 8 New London Road. Staff noted that he has talked to the owner as well and has reminded him about the issue with the shingles on the gable returns. The owner has just started up renovations again and the siding will be next.

The property at 23 Library Street was discussed. Staff noted the new owners will appear before Commission in the near future regarding improvements they are planning.

VII. NEW BUSINESS – None

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VIII. ADJOURNMENT

Motion to adjourn at 8:30 p.m., made by Moriarty, seconded by Kimenker, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II